

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 4, 2004

ITEM No. 2

CASE NUMBER/
PROJECT NAME

249-DR-1984#3
Fuddruckers

LOCATION

7145 E Indian School Rd

REQUEST

Request the exterior remodeling of an existing restaurant.

OWNER

PCL, LLC
907-474-9006

ENGINEER

ARCHITECT/
DESIGNER

Montgomery Design Group
480-998-1120

APPLICANT/
COORDINATOR

Drew Zanga
Heatwave General
Contracting, Inc
602-843-7583

BACKGROUND

Zoning.

The site is currently zoned Central Business District (C-2) that allows a restaurant.

Context.

The site is located on the south side of E. Indian School mid-block of Scottsdale Road and Marshall Way, specifically 7145 E. Indian School Road. The project is not located within the specific boundaries of the West Main District or Old Town District, but is located within the overall boundary of the Downtown. The dominant architectural material used in this area is brick, which is seen throughout a variety of buildings.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant seeks approval to remodel the exterior of the existing building. The remodel will include painting the building a new color, replace the existing awnings with a new color, adding a trellis over the existing outdoor patio, adding a new barrel trellis over the front door, and incorporating brick at the base of the building and on the patio walls.

Development Information.

- Existing Use: Fuddruckers Restaurant
- Parcel Size: 36,975 sq. ft.
- Square Footage of restaurant: 5,116 sq. ft.
- Square Footage of outdoor patio: 1,030 sq. ft.
- Parking Required: 58 spaces
- Parking Provided: 69 spaces

DISCUSSION

The proposal includes repainting the building a new color scheme consisting of a brick red body color (Flower Pot) accented with a cream color (Creamy) trimming the building outline and on the window/door frames. The parking lot site walls will also be painted to match the new colors. A new wood trellis, to create shade, is proposed over the existing outdoor patio located on the northeast corner of the building. The applicant also requests a new wood barrel trellis over the front door to emphasize the entrance and provide shade. In keeping up with the Fuddrucker corporate image with the use of yellow, the applicant proposes to replace the existing blue fabric awnings with yellow (#CK2016) weather resistant vinyl awnings. The existing gooseneck lights found along the upper portion of the façade will all be completely removed. With a separate application in the future, the applicant will propose to put downward directed lights under the new awnings that will also not be visible from the street. This future application will also propose downward directed lights within the front door barrel trellis system and outdoor patio trellis. The front building façade will receive a new base of brick wainscot (Old Used Brick by Cultured Stone) to help tie the building to the existing buildings in the area. The existing patio walls will also receive the new brick treatment. Lastly, the applicant proposes to replace the large shrubs along the outdoor patio walls with low growing shrubs and ground cover to emphasize the new brick.

COMMUNITY INPUT

The applicant has notified all property owners within 300 ft. of the site by letter. The City also sent out postcards to all property owners within 300 ft. of the site. The applicant, nor Staff, have not been contacted by the public regarding the proposed re-model.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Bill Verschuren
Senior Planner
Phone: 480-312-7734
E-mail:
bverschuren@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Elevations (North and East)
6. Elevations (South and West)
7. Patio Wall Section
8. Existing Site Wall Section
9. Neighborhood Notification
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

FUDDRUCKERS REMODEL PROJECT NARRATIVE

September 7, 2004

This project encompasses a comprehensive exterior remodel and facelift of the Fuddruckers Restaurant at 7145 East Indian School Road. The project shall proceed as follows:

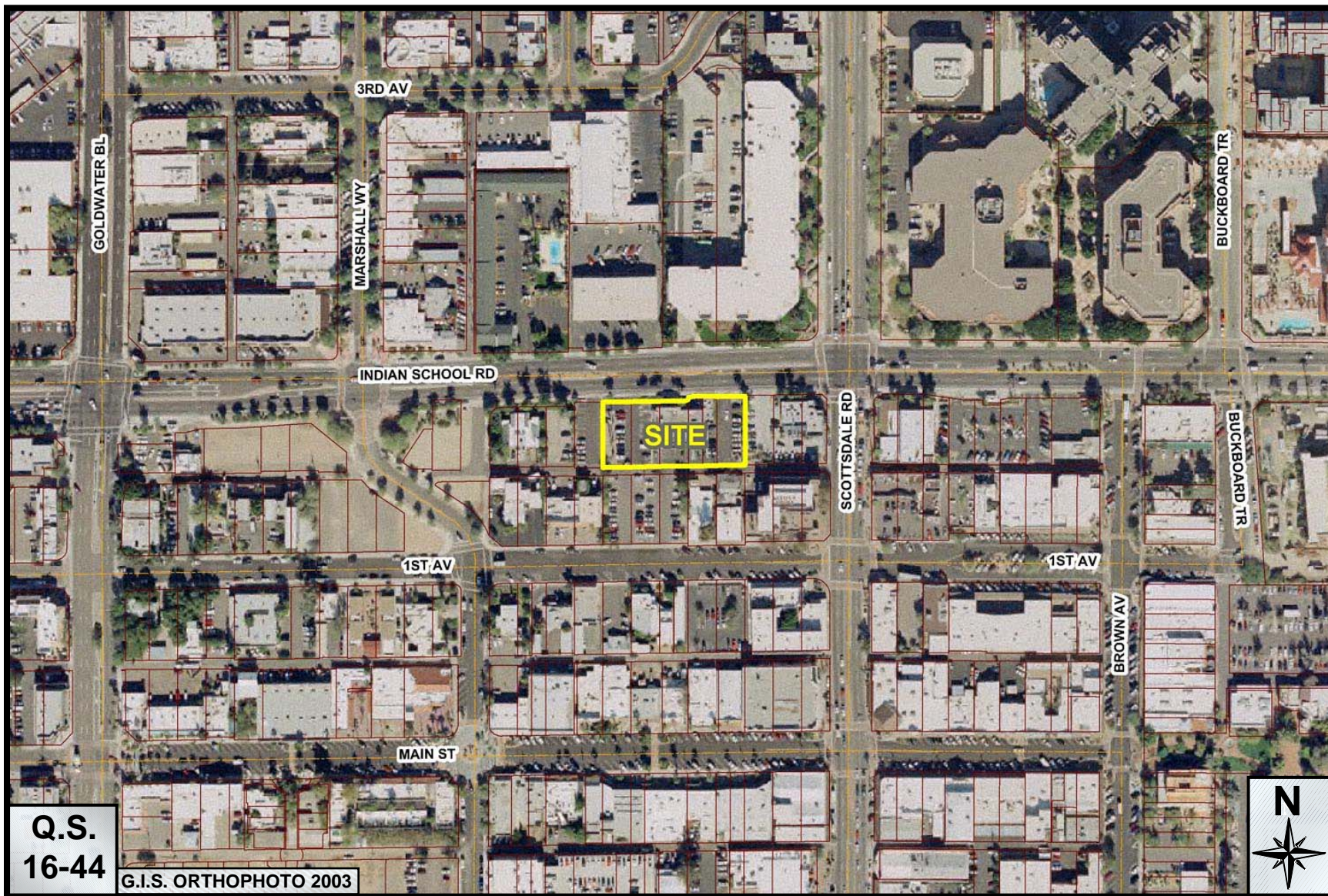
- The old weather beaten paint will be updated with a new vibrant color scheme consisting of a brick red body color called "Flower Pot." This color was chosen as the base color in an attempt to blend with the red brick vernacular consistent with the surrounding area. The trim color is a cream color called "Creamy" which will frame the building as well as define the existing stucco relief throughout the building façade.
- The window and door frames shall be painted "Creamy" which will provide more contrast and visual definition to the means of egress.
- In keeping with Fuddruckers corporate image the project includes a complete replacement of the faded and disintegrating fabric awnings with new bright yellow weather resistant, durable PVC/vinyl awnings. Unlike the existing awnings that span the entire front façade, the new awnings will be strategically placed to create a visual impact without being overbearing.

[REDACTED]

- The restaurant patrons who enjoy outdoor patio dining will be impressed with the new wood trellis that will span 12 feet as it wraps around the northeast corner of the building which currently is designated as the patio dining area. It will be constructed with custom made arched glue lam beams that radius up from 8 foot high support beams to their connection at the building.
- Further improvements to the patio include capping the planter walls with a painted stucco cap which will compliment a new brick veneer on the exterior side "Old Used Brick" by Cultured Stone. Also, the brick wainscot on the building façade will also be refaced with the new brick. Although a veneer, the brick material addresses the contextual concerns as they relate to the adjacent buildings.
- In order to maximize the presentation of the brick veneer, all of the existing hedges and similar plant material that currently surround the patio planter walls will be replaced with low growing shrubs and ground cover with randomly placed flowering varieties which will bring color and aroma.
- Finally, to complete the project, the site walls surrounding the parking areas will be painted to match the new building colors. Specifically, the wall caps will be "Creamy" and the remainder of the walls will be "Flower Pot". The light fixtures will remain but will be painted black.

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10/20/2004



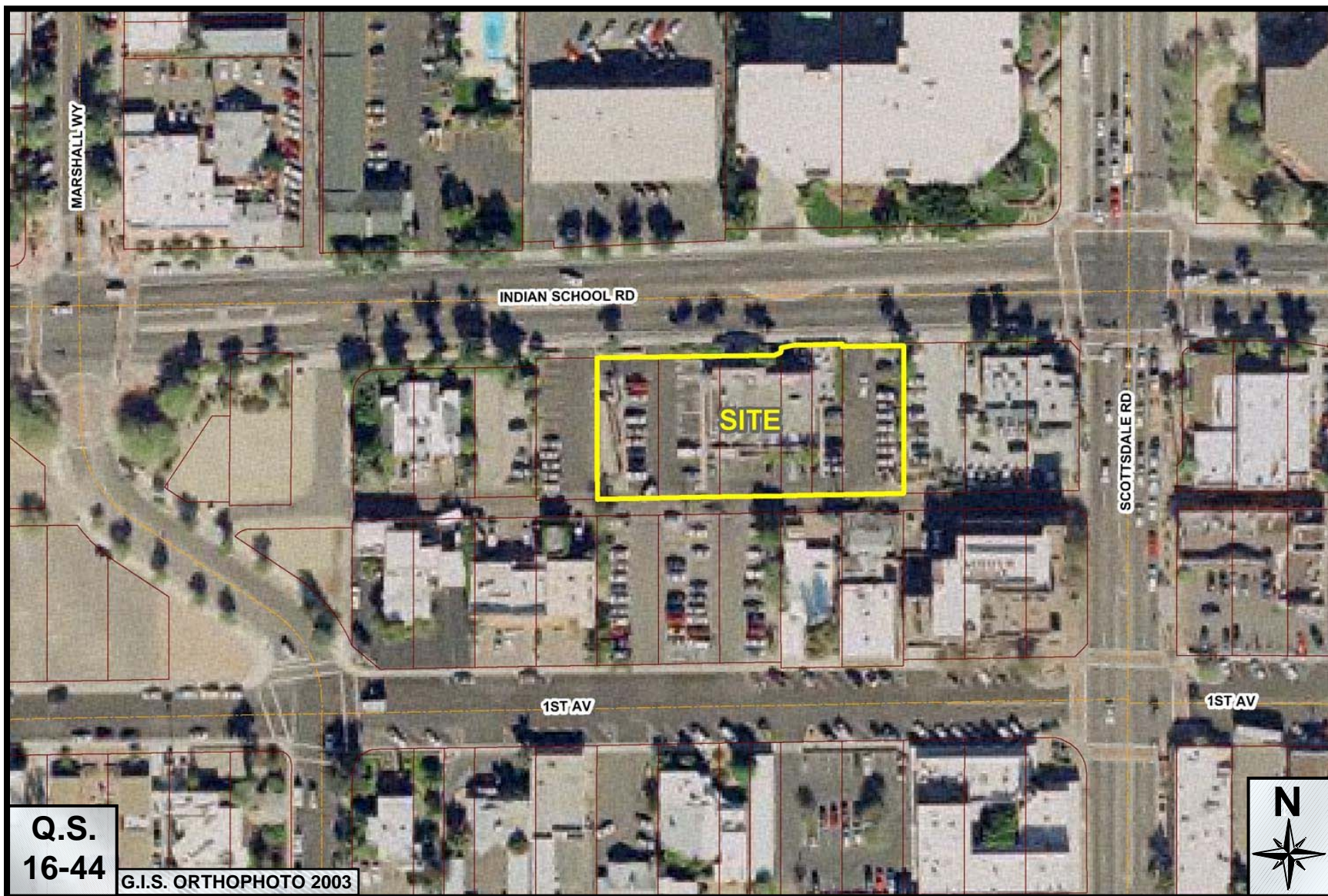
Q.S.
16-44

G.I.S. ORTHOPHOTO 2003

Fuddruckers

249-DR-1984#3

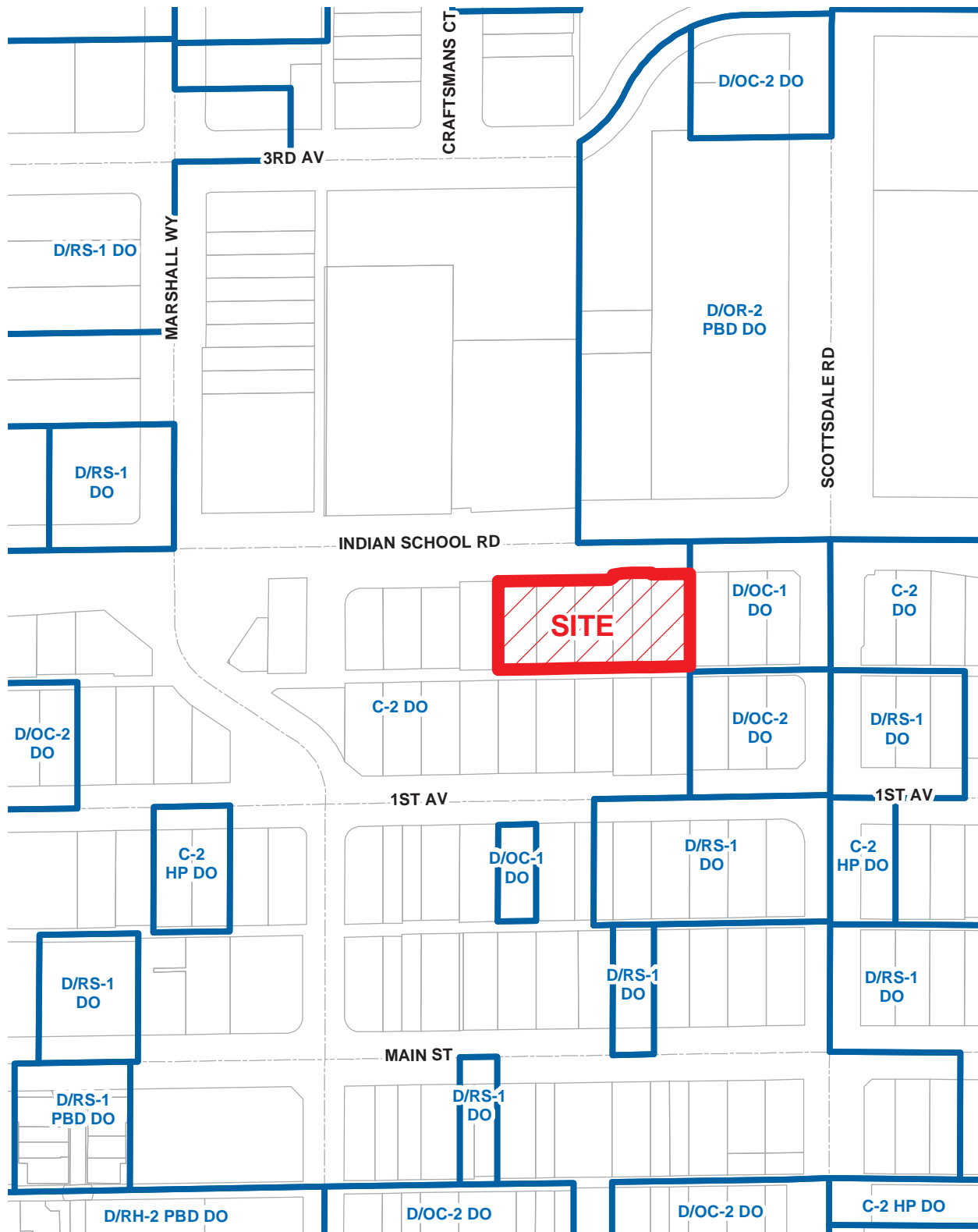
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Fuddruckers

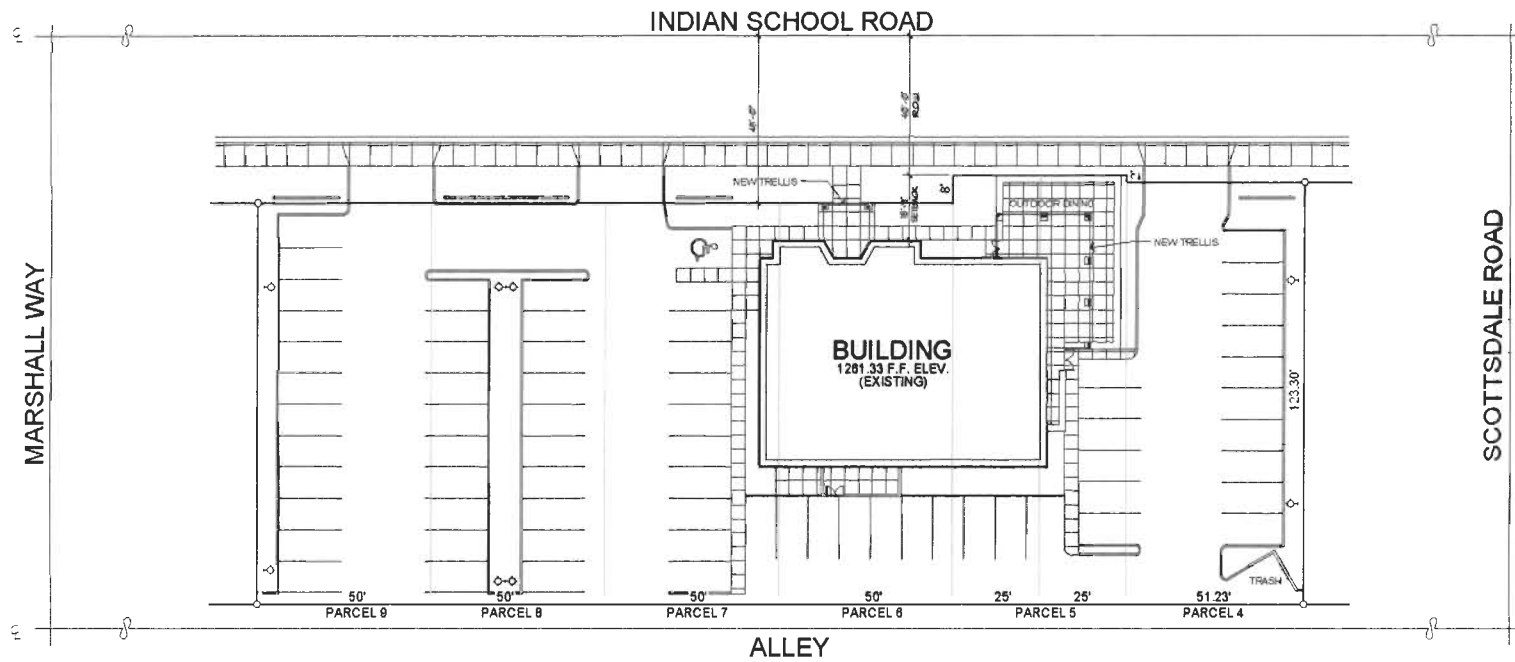
249-DR-1984#3

ATTACHMENT #2A



249-DR-1984#3

ATTACHMENT #3



SITE PLAN

FUDDRUCKERS

7145 EAST INDIAN SCHOOL ROAD, SCOTTSDALE ARIZONA 85251

249-DR-1984#3
10/20/2004



FUDDRUCKERS

7145 EAST INDIAN SCHOOL ROAD, SCOTTSDALE ARIZONA 85251

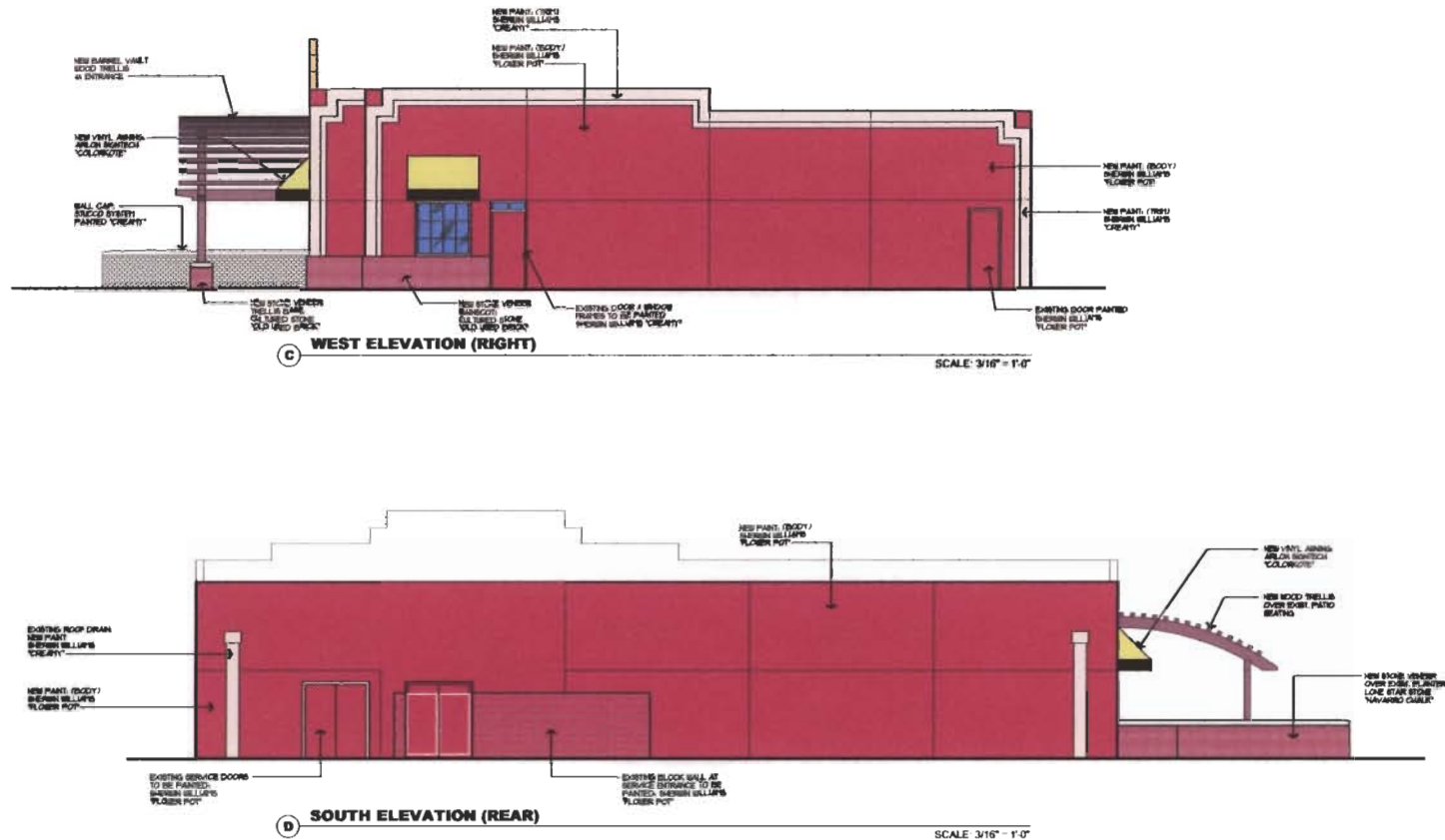
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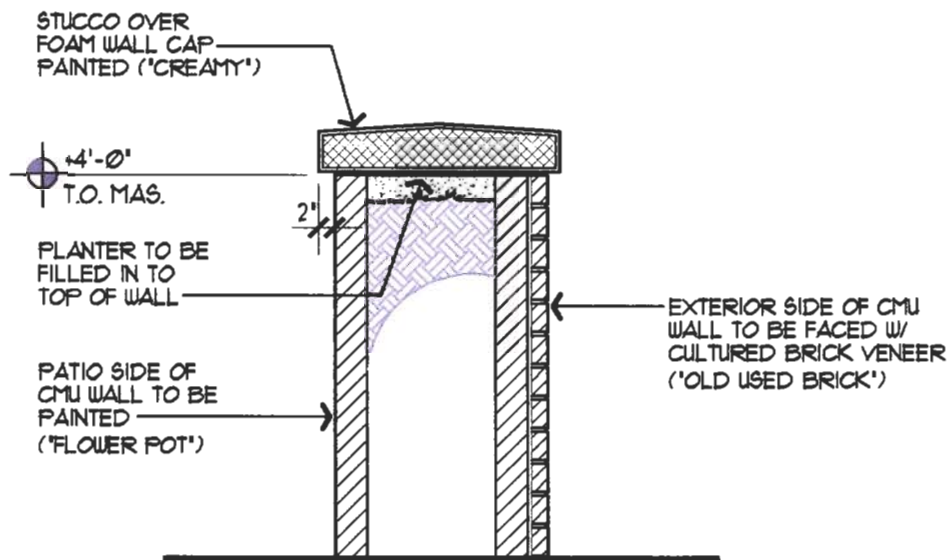
10/20/2004



MONTGOMERY
DESIGN GROUP

ARCHITECT • PLANNING
DEVELOPMENT SERVICES

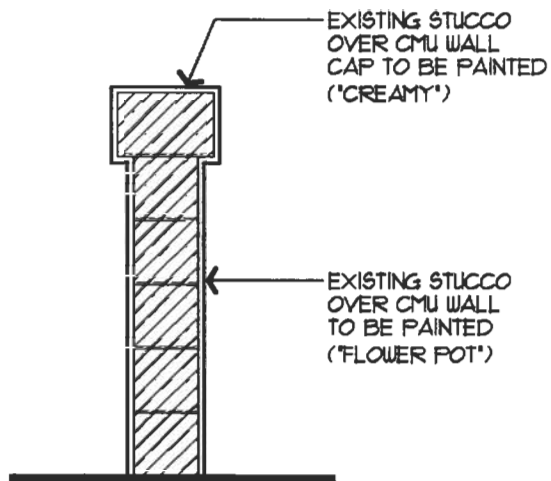




FUDDRUCKERS **PATIO WALL SECTION**

SCALE: 1/2"=1'-0"

04Ms-06



FUDDRUCKERS **EXIST. SITE WALL SECTION**

SCALE: 1/2"=1'-0"

04.11.05

NEIGHBORHOOD PROJECT NOTIFICATION

July 19, 2004

Neighbor Name
Company
Address
City, Zip

RE: Fuddruckers Restaurant Exterior Remodel

To Whom It May Concern:

This letter serves as a notification for the proposed exterior remodel of the Fuddruckers Restaurant.

PROJECT DESCRIPTION

An exterior facelift/remodel which will include new paint, wood trellises, fabric awnings and stone veneer accents. New light fixtures will be installed on the building and the fixtures in the parking lot will be restored and repainted.

LOCATION

Fuddruckers Restaurant
7145 East Indian School Road
Scottsdale, AZ 85251

SIZE

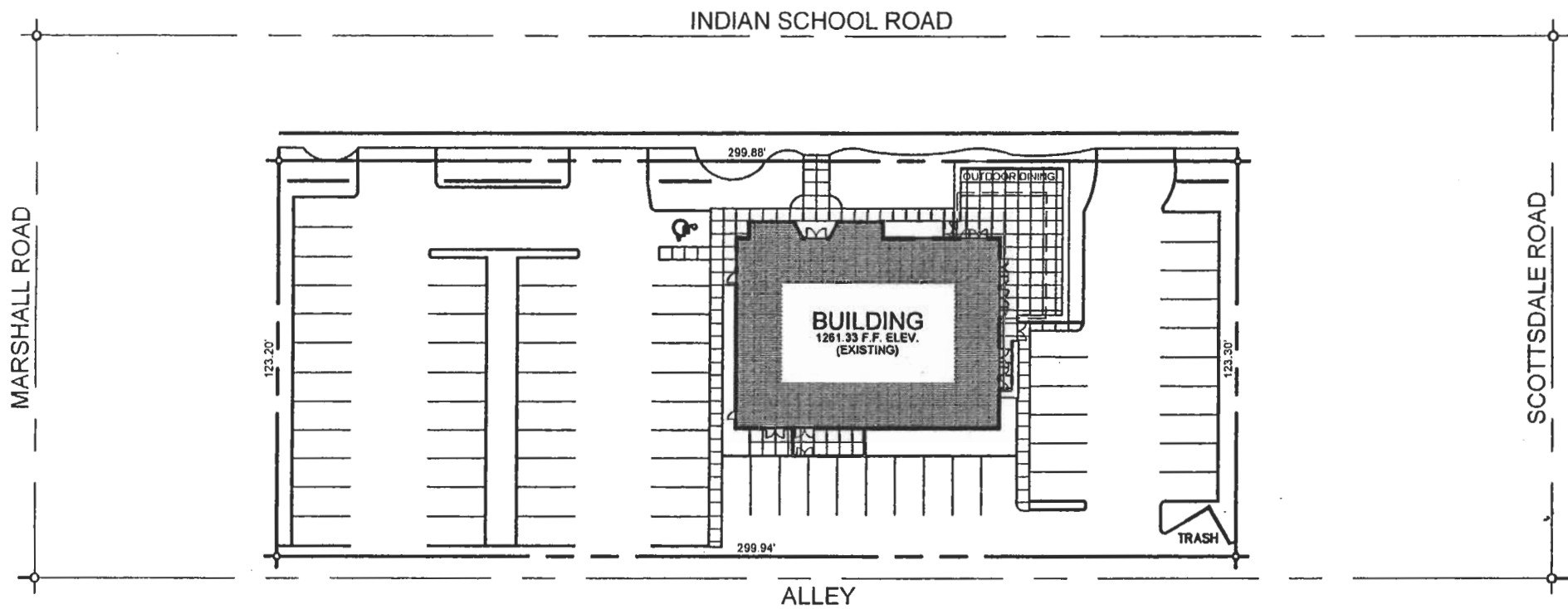
Fuddruckers sits on 5 parcels along Indian School Road between Scottsdale Road and Marshall Way. The building is approximately 5,116 square feet and the outdoor dining space is approximately 1030 square feet.

SITE PLAN

See attached

CONTACTS

City of Scottsdale:	Bill Verschuren (480) 312-7734
General Contractor:	Drew Zanga Heatwave General Contracting (602) 843-7583
Project Designer:	Jeff Bottoms (602) 763-1784
Architect:	Robert Brown Montgomery Design Group (480) 998-1120



FUDDRUCKERS
7145 E. INDIAN SCHOOL ROAD
SCOTTSDALE, AZ 85251

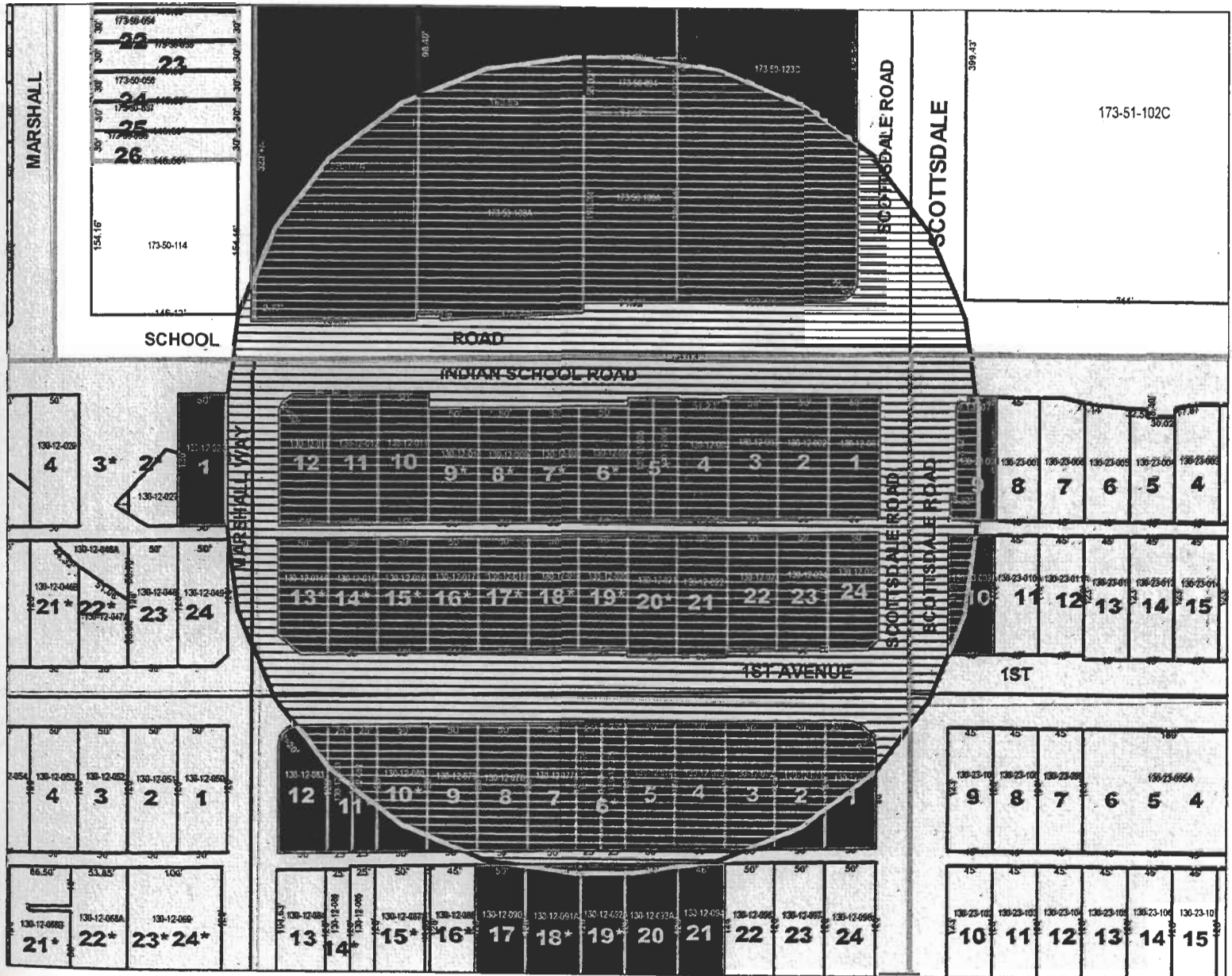
SITE PLAN FOR:

FUDDRUCKERS

SCALE: 1" = 50'-0"
SCOTTSDALE, ARIZONA

7-16-04

County Parcels



249-DR-1984#3
9/10/2004



SHIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252 USA
Parcel: 130-12-072

SHIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252 USA
Parcel: 130-12-081

KOLL BREN FUND VLP
4343 VON KARMAN AVE
NEWPORT BEACH, CA 92660 USA
Parcel: 173-50-123 C

BONNELL JON B & PAULLA M
P O BOX 1668
SCOTTSDALE, AZ 852520000 USA
Parcel: 130-12-022

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-018

LMJ INVESTMENTS LP
7480 E SOLANO
SCOTTSDALE, AZ 85250 USA
Parcel: 130-12-013

PCL LLC
PO BOX 70534
FAIRBANKS, AK 99707 USA
Parcel: 130-12-008

CIVIC CENTER
3939 CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-107

VALLEY OF THE SUN ENTERTAINMENT LLC
1345 S LEWIS ST
ANAHEIM, CA 92805 USA
Parcel: 173-50-034

SHIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252 USA
Parcel: 130-12-094

PCL LLC
PO BOX 70534
FAIRBANKS, AK 99707 USA
Parcel: 130-12-006

PMC ENTERPRISES LLC

249-DR-1984#3
9/10/2004

7036 55TH AVE NE
SEATTLE, WA 98115 USA
Parcel: 130-12-003

OROVAN ELSIE
7235 E LAS PALMARITAS DR
SCOTTSDALE, AZ 852580000 USA
Parcel: 130-12-092 A

6336 CORPORATION
7707 E ACOMA DR STE 101
SCOTTSDALE, AZ 85260 USA
Parcel: 130-12-024

PCL LLC
PO BOX 70534
FAIRBANKS, AK 99707 USA
Parcel: 130-12-005

OROVAN HERMAN E & ELSIE TR
7235 E LAS PALMARITAS DR
SCOTTSDALE, AZ 85258 USA
Parcel: 130-12-090

NELSON BARNUM INTERIORS LTD
7135 E 1ST AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-076

SHIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252 USA
Parcel: 130-12-073

6336 CORPORATION
7707 E ACOMA DR STE 101
SCOTTSDALE, AZ 85260 USA
Parcel: 130-12-025

THE GALE FIRST FAMILY LIMITED PARTNERSHIP
6640 E EXETER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-014 A

LILKEN
7330 N PIMA RD
SCOTTSDALE, AZ 85258 USA
Parcel: 173-50-117 A

KIMSEY PROPERTIES LTD PARTNERSHIP
P O BOX 812
SCOTTSDALE, AZ 85252 USA
Parcel: 173-50-108 A

HIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252 USA
Parcel: 130-12-071

GDO LIMITED PARTNERSHIP
7237 E MAIN ST
SCOTTSDALE, AZ 85251 USA
Parcel: 130-23-009 A

NELSON BARNUM INTERIORS LTD
7135 E 1ST AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-077

THE GALE FIRST FAMILY LIMITED PARTNERSHIP
6640 E EXETER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-015

BMR INTERNATIONAL I L L C
5104 E CALLE DEL MEDIO
PHOENIX, AZ 85018 USA
Parcel: 130-12-017

PCL LLC
PO BOX 70534
FAIRBANKS, AK 99707 USA
Parcel: 130-12-007

GATESH WILLIAM FAMILY TR/GEORGE FAMILY TR
7113 E 1ST AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-082

KOLL BREN FUND VLP
4343 VON KARMAN AVE
NEWPORT BEACH, CA 92660 USA
Parcel: 173-50-100 A

KOLL BREN FUND VLP
4343 VON KARMAN AVE
NEWPORT BEACH, CA 92660 USA
Parcel: 173-50-119 E

6336 CORPORATION
7707 E ACOMA DR STE 101
SCOTTSDALE, AZ 85260 USA
Parcel: 130-12-023

PESIC IVAN M/KATHERINE NGAI
1802 CHENEY DR
SAN JOSE, CA 95128 USA
Parcel: 130-12-079

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-026

SHIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252 USA
Parcel: 130-12-074

SHIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252 USA
Parcel: 130-12-070

PCL LLC
PO BOX 70534
FAIRBANKS, AK 99707 USA
Parcel: 130-12-004

LATISA L L C
5707 N 55TH PL
PARADISE VALLEY, AZ 85253 USA
Parcel: 130-12-093 A

WONG ASTRIA & ANTHONY F SAVARESE
7612 E TUCKEY LN
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-078

FOUTZ RUSSELL/HELEN M TR
301 W MAIN ST
FARMINGTON, NM 874018490 USA
Parcel: 130-12-021

LMJ INVESTMENTS LP
7480 E SOLANO
SCOTTSDALE, AZ 85250 USA
Parcel: 130-12-012

LMJ INVESTMENTS LP
7480 E SOLANO
SCOTTSDALE, AZ 85250 USA
Parcel: 130-12-011

PCL LLC
PO BOX 70534
FAIRBANKS, AK 99707 USA
Parcel: 130-12-010

PCL LLC
PO BOX 70534
FAIRBANKS, AK 99707 USA
Parcel: 130-12-009

PMC ENTERPRISES LLC
7036 55TH AVE NE
SEATTLE, WA 98115 USA
Parcel: 130-12-001

PMC ENTERPRISES LLC
7036 55TH AVE NE
SEATTLE, WA 98115 USA
Parcel: 130-12-002

KOLL BREN FUND VLP
4343 VON KARMAN AVE
NEWPORT BEACH, CA 92660 USA

Parcel: 173-50-094

GLOBE CORPORATION
6730 N SCOTTSDALE RD STE 250
SCOTTSDALE, AZ 85253 USA
Parcel: 130-23-008

SLETTEN PHILLIP D & MYRA J
6001 E LAFAYETTE BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-091 A

BMR INTERNATIONAL I L L C
5104 E CALLE DEL MEDIO
PHOENIX, AZ 85018 USA
Parcel: 130-12-016

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-019

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-020

GATESH WILLIAM FAMILY TR / GEORGE FAMILY TR
7113 E 1ST AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 130-12-080

SHIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252 USA
Parcel: 130-12-083

SHIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252 USA
Parcel: 130-12-075

249-DR-1984#3

DATE: 09-15-04

FUDDRUCKERS - TRELLIS
7145 E. INDIAN SCHOOL RD.
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

- ☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS ____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☐ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS -EX-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ____ AT ____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☐ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x ____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: LT. HAZ.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case:
Case Name
Case 249-DR-1984#3

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations (two sheets) submitted by Montgomery Design Group with a staff receipt date stamp of 10/08/2004.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Montgomery Design Group with a staff receipt date stamp of 9/10/2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior conduit and raceways shall be painted to match the building.
3. Awnings shall be solid color, and shall match Arlon Signtech Colorkote color CK2016 (Yellow – see sample on file).
4. All glazing shall be clear.

LANDSCAPE DESIGN:

DRB Stipulations

5. Only landscaping materials in the planters adjacent to the building shall be changed.
6. All new materials shall be selected solely from the Arizona Department of Water Resource Low Water Use / Drought Tolerant Plant List.

Ordinance

- A. Maximum spacing between areas planted with new shrubs and ground covers shall be seven feet between projected mature plant canopies.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

7. No lighting is proposed or approved with this application.

Ordinance

- B. Prior to any construction document submittal associated with this case, the applicant shall be required to obtain either a Staff Approval or Development Board Approval for proposed lighting. The process will be determined by the designated Project Coordinator.

RELEVANT CASES:

Ordinance

- C. At the time of review, the applicable DRB case(s) for the subject site were: 249-DR-1984#2; 249-DR-1984.

Checklist to reviewers:

1. Delete all instructions shown in RED.
2. Delete all unused headings and subheadings when completed.
3. No bold, caps, underline or italics in stipulations.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

8. List any applicable documents such as drainage report, civil plans, architectural plans that are relevant to this project and used to develop the stipulations for the case. Include author date and identifying information.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:**DRB Stipulations**

9. Add any site specific stipulations related to the site plan.

Ordinance

D.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

10. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

USE IF THERE IS A MASTER PLAN REQUIREMENT:

11. Demonstrate consistency with the approved master drainage plan and report. (NAME, DATE, ETC.)
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
12. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager. (ENGINEERING LEAVE THIS STIP IN, THANKS PLANNING)
13. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

(USE FOR FULL ORDINANCE STORM WATER STORAGE REQUIREMENT)

- E. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

(USE FOR WAIVER REQUEST)

- F. On _____, 2003, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
- (1) List any conditions as approved in the Stormwater Waiver
- G. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- H. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- I. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

[illegible]

DRB Stipulations

14. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
15. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

Look at driveway location – make align or have sufficient separation from opposing driveways or streets. May need to specify (limit) exact number and location of approved driveways.

May need to specify restricted access of approved driveways.

16. The developer shall design and construct (identify which driveways) in general conformance with (identify Type and Detail #). Standard Detail #2256 for CL, 2257 for CH, or 2258 for CI.

17. Additional Stipulations as project demands.

Look at need for right-turn or left-turn lanes into the site – include deceleration lanes.

May need to construct/modify medians.

Look at need for turn lanes at nearby intersections.

Look at need for cross-access easements.

Need two means of access for everything other than residential. (Check with Rural Metro.)

May need master plan or check for compliance with existing master plan.

Ordinance

- J. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

TRAFFIC SIGNALS:**DRB Stipulations**

18. Poles and equipment necessary to upgrade the signal to current standards (including luminaries).

Ordinance

- K. The applicant shall be _____ percent responsible for all costs associated with the following traffic signal improvements at the intersection of _____ and _____.
- L. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

Look at pedestrian connections. Usually need sidewalk along frontages; along at least one side of driveways; connecting from parking areas to building entrances; connecting buildings, etc.

May need pedestrian circulation plan or need to be in compliance with existing pedestrian circulation plan.

Check need for bus stop/pad improvements.

DRB Stipulations

19. The developer shall provide a minimum parking-aisle width of 24 feet.
20. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
21. The developer shall provide a minimum of 120 feet of queuing distance for all “drive-thrus” (Bank, fast-food, etc.).

If you do not have dead end parking please delete this stipulation and the figure at the end of the packet this detail should only be included if there is dead end parking on the proposed plan.

22. The developer shall design the dead-end parking aisle in general conformance with the included detail.

Ordinance

M. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION

DRB Stipulations

23. Trail Easement:

- a. Prior to final plan approval, the developer shall dedicate a minimum 15-foot wide public trail easement (**location**). Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public trail within the easement. The trail shall be buffered from parking areas and from vehicles as much as possible. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- b. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:

24. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

25. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on _____ Road except at the approved driveway location.

26. Well Site Dedication:

- a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

27. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

N. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of ____ cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

O. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

(USE FOR PRELIMINARY PLATS)

P. Vista Corridor Easements:

- (1) All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

Q. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

28. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail **#2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.**

29. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

(Only Preliminary Plats need the following stipulation)

30. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

R. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

S. Underground vault-type containers are not allowed.

T. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

U. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

(MASTER REPORTS ARE REQUIRED WHENEVER THE PROJECT HAS PHASES.)
(BOD REPORTS ARE REQUIRED WHENEVER THE APPLICANT NEEDS COUNTY APPROVAL FOR WATER/SEWER LINES, SUCH AS FOR LINE EXTENSIONS, INCLUDING EXTENSIONS WITHIN SHOPPING CENTERS.)

31. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

32. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

V.

WATER:

DRB Stipulations

33. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

W. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

34. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report

from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

(COMMERCIAL SITES- SHOPPING CENTERS.)

Private Sewer System

35. On-site sanitary sewer shall be privately owned and maintained.

(TO BE USED FOR PUBLIC UTILITIES CONSTRUCTION. THIS STIP IS APPLICABLE IF AT LEAST ONE OF THE BOD STIPS IS APPLICABLE.)

Service Connections to the Main.

36. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

X. Privately owned sanitary sewer shall not run parallel within the waterline easement.

USE ONLY WHEN A SEPTIC SYSTEM IS NEEDED

Y. Temporary septic systems will be allowed on this project. Maricopa County Health approval must be obtained for all septic systems. Connection of the City sewer system is required within one year of when it becomes available.

USE FOR ALL INDUSTRIALLY ZONED PROPERTIES, AND WHERE CHEMICAL USAGE IS APPARENT. MONITORING MANHOLE.

Z. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

OIL AND GREASE INTERCEPTORS.

AA. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

GREASE INTERCEPTORS.

BB. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

BRIDGES:

DRB Stipulations

37. Bridges:

- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
- b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

Ordinance

CC.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

38. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

DD. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE**DRB Stipulations**

39. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. Add any conditions that would have to be met prior to final plan approval.

Ordinance

EE.